

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 07 2022

DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions. DEW

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
77-4088 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bradford Janoush / Douglas Tims Campbell's Ferry Ranch LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Steven James Wells and Megan LeAnn Wells Trustees of The Steven and Megan Wells Trust, Dated February 4, 2014
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ Trust
2477 Bishop Rd. Emmett Idaho 83617
Mailing address City State Zip
208-598-1772 meganlwells@aol.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 7/30/2021
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
o No fee is required for pending adjudication claims.
N/A ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
N/A ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Megan LeAnn Wells Trustee 12-27-2021
Signature of new owner/claimant Title, if applicable Date
Megan LeAnn Wells
Print name
- Signature: Steven J Wells Trustee 12-27-2021
Signature of new owner/claimant Title, if applicable Date
Steven J Wells
Print name

For IDWR Office Use Only:

Received by Ku Date 1-7-22 Receipt No. C111664 Receipt Amt. \$ 25.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒

Name on W-9 _____ Approved by _____ Processed by dp Date 1/19/2022



Instrument # 531518

IDAHO COUNTY, IDAHO
07-30-2021 02:40:36 PM No. of Pages: 2
Recorded for: ALLIANCE TITLE - BOISE PRODUCTION CEN
Kathy M Ackerman Fee: \$15.00
Ex-Officio Recorder Deputy: JLA

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:561962

FOR VALUE RECEIVED

Campbell's Ferry Ranch, LLC, an Idaho limited liability company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Steven James Wells and Megan LeAnn Wells, Trustees of The Steven and Megan Wells Trust, Dated February 4, 2014

whose current address is

**2475 Bishop Rd.
Emmett, ID 83617**

the grantee(s), the following described premises, in Idaho County, Idaho, TO WIT:

Homestead Entry Survey No. 706, located approximately in Protraction Blocks 41, 42, 43, and 44 (formerly described as Approximately Section 35), in Unsurveyed Township 25 North, Range 9 East, Boise Meridian, Idaho County, Idaho, more particularly bounded and described as follows:

**Beginning at corner No. 1, from which U.S. Location Monument No. 693 bears, N 83°02' W, 2979.24 feet (45.14 chains) distant;
thence N 03°53' E, 742.50 feet (11.25 chains) to corner No. 2;
thence N 22°29' W, 288.42 feet (4.37 chains) to meander corner No. 3;
thence, meandering the left bank of the Salmon River the following courses and distances;
N 21°46' E, 504.24 feet (7.64 chains);
N 13°31' E, 700.92 feet (10.62 chains);
N 04°59' W, 308.88 feet (4.68 chains);
N 03°14' W, 386.76 feet (5.86 chains);
N 46°46' E, 33.63 feet (51 links) to meander corner No. 4;
thence N 73°46' E, 197.34 feet (2.99 chains) to corner No. 5;
thence S 75°14' E, 785.40 feet (11.90 chains) to corner No. 6;
thence S 27°17' E, 1615.68 feet (24.48 chains) to corner No. 7;**

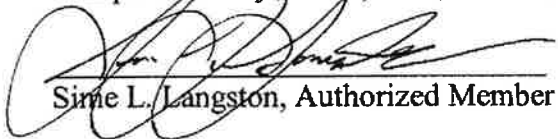
thence S 32°16' W, 793.32 feet (12.02 chains) to corner No. 8;
thence S 67°56' W, 1657.26 feet (25.11 chains) to corner No. 1, the place of
beginning.
Sometimes Known as Assessor's Tax No. 2.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 26, 2021

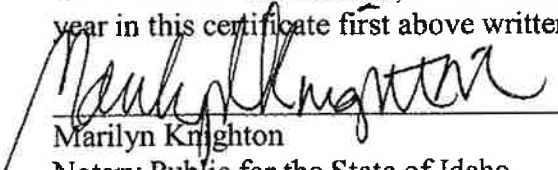
Campbell's Ferry Ranch, LLC, an Idaho limited liability company

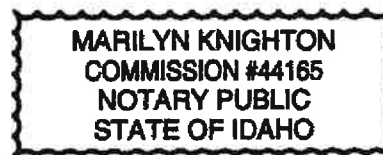

Sime L. Langston, Authorized Member

State of Idaho } ss
County of Gem }

On this 28 day of July, 2021, before me, Marilyn Knighton, a Notary Public in and for said state, personally appeared Sime L. Langston known or identified to me to be the Managing Member in the Limited Liability Company known as Campbell's Ferry Ranch who executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Marilyn Knighton
Notary Public for the State of Idaho
Residing at: Emmett
Commission Expires: April 4, 2023



Department of
Water Resources[Water Rights](#)[Wells](#)[Streams/Dams/Floods](#)[Forms](#)[Water Data](#)[Maps/Spatial Data](#)[Legal Actions](#)[Water Resource Board](#)[Home](#)[Water Rights](#)[Research](#)[Search Water Rights](#)

Water Rights

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WATER RIGHT REPORT

4/24/2019

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 77-4088

[Close](#)

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JANOUSH BRADFORD
Current Owner	DOUGLAS TIMS C/O DAVID HEAD 855 STILLWELL EAGLE, ID 83616
Original Owner	CROWE HEREFORD RANCH PO BOX 70 WHITMORE, CA 96096 9164723259

Priority Date: 07/29/1927

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
TROUT CREEK	SALMON RIVER

ATTACHMENT G - WATER RIGHTS - CAMPBELL'S FERRY BASELINE DOCUMENTATION

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	05/31	10/01	0.2 CFS	
STOCKWATER	01/01	12/31	0.02 CFS	
DOMESTIC	01/01	12/31	0.06 CFS	
Total Diversion			0.26 CFS	

Location of Point(s) of Diversion:

TROUT CREEK|NWSW|Sec. 23|Township 25N|Range 09E|IDAHO County

Place(s) of use:

Place of Use Legal Description: IRRIGATION IDAHO County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
25N	09E	22		SWSE	3		SESE	4						
		27		NENE	3									

Place of Use Legal Description: STOCKWATER IDAHO County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
25N	09E	22		SWSE			SESE							
		27		NENE										

Place of Use Legal Description: DOMESTIC IDAHO County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
25N	09E	22		SWSE			SESE							

Total Acres: 10

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. J02 Property is known as Homestead Entry Survey No. 706.
3. N14 The quantity of water under this right for domestic and stockwater uses shall not exceed 13,000 gallons per day.
4. N09 The quantity of water decreed for this water right for domestic use and stockwater use is not a determination of historical beneficial use.

Dates:

Licensed Date:

Decreed Date: 10/13/2006

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

ATTACHMENT G - WATER RIGHTS - CAMPBELL'S FERRY BASELINE DOCUMENTATION

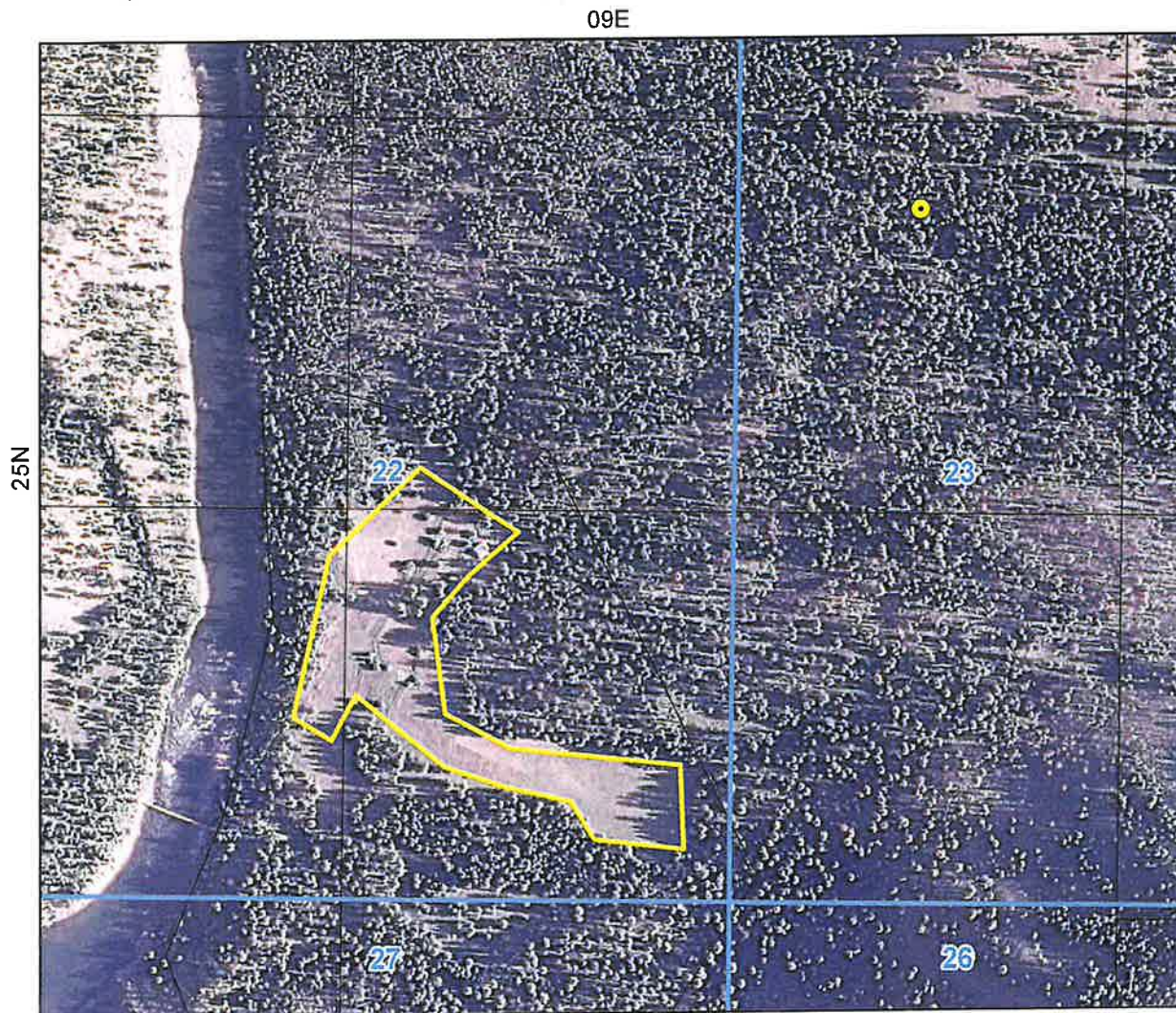
State of Idaho
Department of Water Resources

Water Right

77-4088

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



Map produced on March 09, 2017

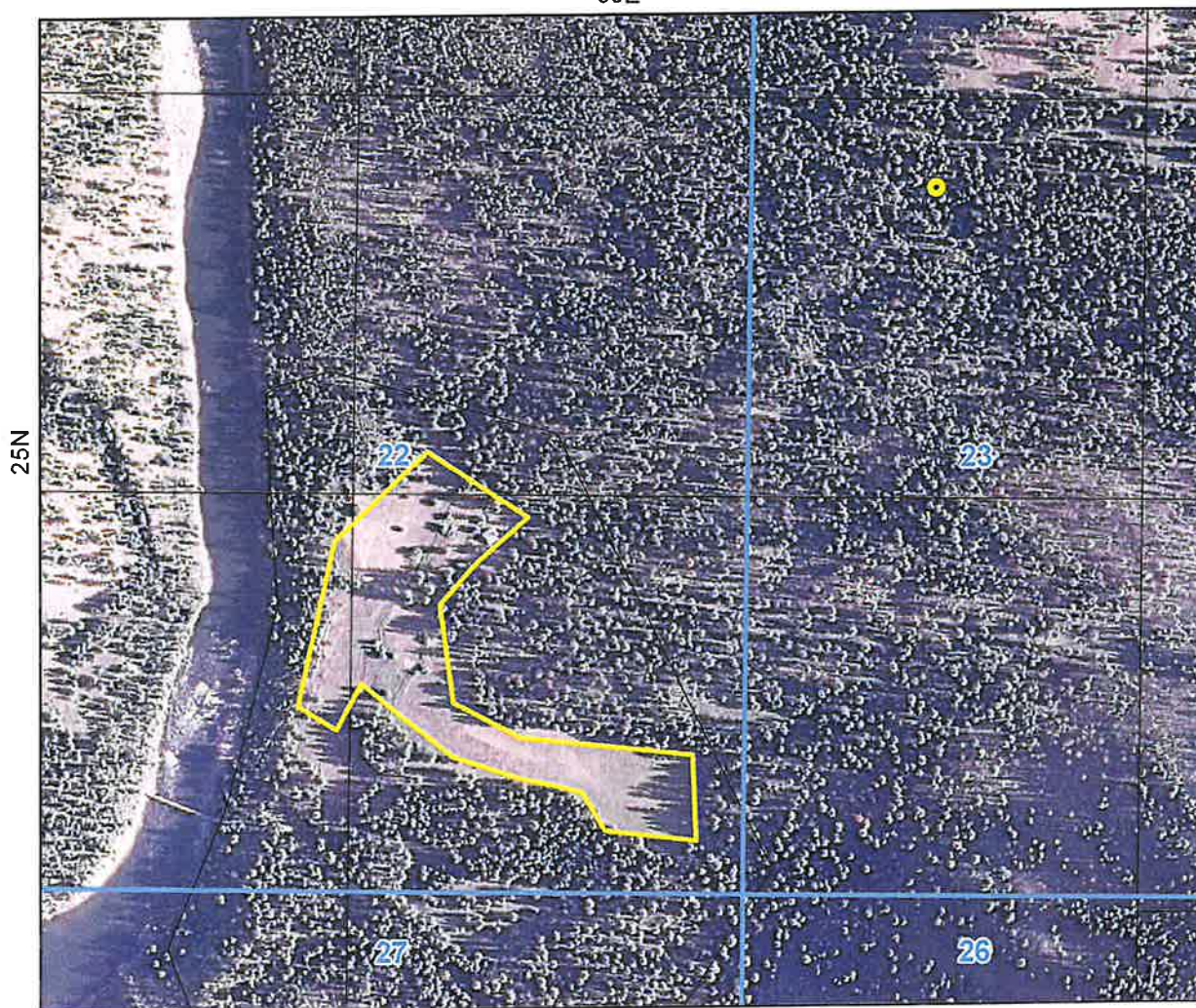
State of Idaho
Department of Water Resources

Water Right 77-4088

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

09E



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



Map produced on March 09, 2017

State of Idaho
Department of Water Resources

Water Right

77-4088

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.075 0.15 0.3 Miles



Map produced on March 09, 2017



ADDENDUM # 2 (Two) (All addendums shall be numbered sequentially.)

JULY 2019 EDITION
Page 1 of 1

RE-11 ADDENDUM

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



Today's Date: 06/28/2021

This is an **ADDENDUM** to the ☒ Purchase and Sale Agreement ☐ Other _____
("Addendum" means that the information below is added material for the agreement {such as lists or descriptions} and/or means the form is being used to change, correct or revise the agreement {such as modification, addition or deletion of a term}).

AGREEMENT DATED: 5/18/21 ID # campbellsferrywells

ADDRESS: Campbell's Ferry Ranch Salmon River ID 83549

BUYER(S): Steven and Megan Wells Trust Steve and Megan Wells Trust

SELLER(S): Campbell's Ferry Ranch, LLC

The undersigned parties hereby agree as follows:

1. The personal property referred to in Exhibit A to Counter Offer, is included in the sale and conveyance of the real property but is not included as part of the purchase price.
 2. The buyers hereby remove their contingency referenced in Section 4, Number 2, of the RE-21 Purchase and Sale Agreement.
- End

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior Addendums or Counter Offers, these terms shall control. **All other terms of the Purchase and Sale Agreement including all prior Addendums or Counter Offers not modified by this ADDENDUM shall remain the same.** Upon its execution by both parties, this agreement is made an integral part of the aforementioned Agreement.

BUYER:	<u>Steven James Wells as Trustee for the Steven and Megan Wells Trust, Da</u>	Date:	<u>06/28/2021</u>
	6/28/2021 7:36:19 PM MDT		
BUYER:	<u>Megan L. Wells as Trustee for the Steven and Megan Wells Trust, Dated N</u>	Date:	<u>06/28/2021</u>
	6/28/2021 7:33:51 PM MDT		
SELLER:	<u>Brad Janoush</u>	Date:	<u>6/29/2021</u>
	DocuSigned by: ATB5547ATF448B		
SELLER:	<u>Campbell's Ferry Ranch, LLC</u>	Date:	<u>6/29/2021</u>
	DocuSigned by: Doug Tims		
SELLER:	<u>Campbell's Ferry Ranch, LLC</u>	Date:	<u>6/29/2021</u>
	DocuSigned by: Sam L. Langston		

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JULY 2019 EDITION

RE-11 ADDENDUM

Page 1 of 1

This form was prepared by Kimberly R Kelley | Longhorn Realty of Idaho | longhornrealtyidaho@gmail.com | 208-484-7893

InstantFORMS



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

January 21, 2022

THE STEVEN AND MEGAN WELLS TRUST
2477 BISHOP RD
EMMETT ID 83617-9710

Re: Change in Ownership for Water Right No: 77-4088

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures